City of Charlotte

Charlotte-Mecklenburg
Government Center
600 East 4th Street
Charlotte, NC 28202

Legislation Text

File #: 15-5866, **Version:** 1

Construction Manager at Risk Services for Sanitary Sewer Improvements

Action:
Approve a contract in the amount of $491,270.30 with Garney Companies, Inc. for the preconstruction phase services associated with the Doby Creek and Little Sugar Creek Tributary to Fairview Road Sanitary Sewer Improvement projects.

Staff Resource(s):
Barry Gullet, Charlotte Water
Carl Wilson, Charlotte Water

Explanation

- The Doby Creek and Little Sugar Creek Tributary to Fairview Road gravity sewer lines serves residences and businesses along the Blue Line Extension in the northeast and SouthPark area of Charlotte, respectively.

    - These gravity sewer lines are 40-50 years old and cannot accommodate projected growth within the respective service areas. The areas served by these two lines have experienced changes in land use.

- The City will use the Construction Manager at Risk (CMAR) project delivery method to provide more certainty with respect to project cost and schedule, mitigate risk during construction, enhance Minority/Woman/Small Business Enterprise participation, and allow for more effective coordination of construction and start-up activities with the City.

- On April 13, 2017, the City issued a Request for Qualifications; two responses were received from interested service providers.

- Garney Companies, Inc. best meets the City's needs in terms of firm and project team member experience.

- The contract with Garney Companies, Inc. will provide for the CMAR's preconstruction services during design. Preconstruction phase services include working collaboratively with the City and the Design Engineers, Hazen & Sawyer, and STV Engineers, Inc., to identify and mitigate risk, develop project schedules, develop construction cost estimates and bid packages, perform constructability reviews, and to establish and negotiate the guaranteed maximum price.

- The CMAR project delivery method will require one additional contract for the construction phase, which will be brought to the City Council in early 2018. The construction phase of work is anticipated to be completed in the first half of 2019.

- Garney Companies, Inc., as the CMAR, will not be allowed to self-perform the construction work. The company will bid out work to subcontractors.

- Garney Companies, Inc. will be responsible for managing the subcontractors work and delivering the project on schedule and on budget.

Background

- On November 28, 2016, City Council:
  - Approved a contract with Hazen & Sawyer for planning, preliminary design, and final engineering design services for the Doby Creek Sanitary Sewer Improvements project,
  - Approved a five-year reimbursable contract with Barclay Properties of Southpark, LLC. to pay for the design and construction of the Little Sugar Creek Tributary to Fairview Road Sanitary Sewer Improvements project, and
  - Approved a budget ordinance appropriating $350,000 from Barclay Properties of Southpark, LLC. for Fiscal Year 2017.
- On December 12, 2016, City Council approved a contract with STV Engineers, Inc. for planning, preliminary design, and final engineering design services for the Little Sugar Creek Tributary to Fairview Road Sanitary Sewer Improvements project.

Charlotte Business INClusion
The City negotiates subcontracting participation after the proposal selection process (Part C: Section 2.1(h) of the Charlotte Business INClusion Policy).

Due to the specialized nature of this work, there are limited subcontracting opportunities; however, Garney Companies, Inc. has identified the following certified firms to participate as the contract evolves and the scopes of work are defined:
- Hinde Engineering (SBE) (traffic control design)
- Joel E. Wood (SBE) (material testing)
- Mid-Carolina Reprographics, LLC (SBE) (printing)
- Origin Land Surveying & Mapping (SBE) (surveying)

Fiscal Note
Funding: Charlotte Water Community Investment Plan

Attachment(s)
Maps